

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 18, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 18, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MARCH 11, 2013 and MARCH 13, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 11, 2013 and March 13, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-040 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 079-210-002
Grantor: Eastgate Commons Condominiums
Property: 120 Gravel Street, Meriden
Project Purpose: Reconstruction of Gravel Street and Baldwin Avenue
Item Purpose: Just Compensation Agreement for the acquisition of 1,405± SF of land, 258± SF slope easement and additional compensation for the contributory value of site improvements all for highway purposes.

SPRB Staff reported that this project consists of reconstructing 4,500 feet of Gravel Street, and 1,525 feet of Baldwin Avenue, in the City of Meriden. Along with minor intersectional realignments and minor profile changes, the project will improve drainage and provide a grass snow shelf and uniform 5-foot wide sidewalks. Sight lines at intersections will be improved, and increased curb radii will make it easier for trucks and busses to turn into and out of the intersecting side streets.

The 2009 construction budget estimate is \$9,400,000. The DOT design information identifies 56 parcels that require acquisitions, most of these are easements.

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Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000.

The subject property at 120 Gravel Street is 4.54 acres improved with a condominium complex located at the intersection of Liberty Street and Gravel Street. The project requires a taking of 1,405 SF at the northeast corner of the site; slope easement affecting 258 square feet along the Gravel Street frontage; the removal of one mature tree and lawn along the Gravel Street frontage. DOT established a rate of \$5.00/SF for this taking. An ensuing negotiation resulted in an agreement for DOT to award the amount of \$10,000.00.

Miss Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.

PRB #	13-044	Transaction/Contract Type:	RE / License Agreement
Origin/Client:	DAS/DECD		
Licensee:	Connecticut Convention and Sports Bureau, Inc.		
Property:	1 Constitution Plaza, Hartford		
Project Purpose:	License Agreement for office space and parking		
Item Purpose:	One- year license agreement with four one-year options for the Connecticut Convention and Sports Bureau, Inc. to utilize 6 work stations, one private office and file/storage areas on the second floor of the building in addition to being provided six parking spots.		

DAS is requesting SPRB approval to house the Connecticut Convention & Sports Bureau, Inc. ("CCSB") at leased space occupied by the Connecticut Office of Culture and Tourism, now an agency within the Department of Economic and Community Development ("DECD").

In 2006, the Board approved a 10-year lease for 21,115 SF (the entire second floor) with 50 reserved parking spaces at One Constitution Plaza. The lease rate is \$23.50/SF. Additionally, the tenant pays 4% of real estate taxes increases and 9% of utility increases over base. The original Lessor was Connecticut Constitution Associates, LLC.

The proposed License Agreement will provide office space for the CCSB which was created to market the State of Connecticut as a venue for meetings, conventions and sporting events. The private nonprofit agency is a partnership between the DECD and the Greater Hartford Convention & Visitors Bureau. According to press reports, the CCSB has a \$1.3 million marketing contract with DECD. Through the CCSB, convention center, hotel bookings and other convention services are provided to groups seeking convention or sporting event sites. CCSB manages the Connecticut Sports Commission, which is also housed at One Constitution Plaza. CCSB is currently located in leased space at 31 Pratt Street at annual cost of \$31,200.

Under the License Agreement, DECD will provide 6 work stations, 1 private office and 6 parking spaces; also file and storage space located on the second floor. The term is 1 year, with allowance for 4 additional

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1 year extensions. CCSB will provide its own equipment, telephone & internet service, technical support, office supplies. CCSB will obtain DECD approval before modifying or altering its license area.

Staff recommended that the Board suspend approval of the License Agreement in order to obtain some additional information from the Department of Administrative Services regarding the proposed license agreement.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-041	Transaction/Contract Type: AE / Amendment
Project Number:	BI-CTC-409	Origin/Client: DCS/CTC
Contract:	BI-CTC-409-CAc	
Consultant:	Gilbane Building Company	
Property:	Gateway Community College, New Haven	
Project Purpose:	Construction of Downtown Gateway Community College	
Item Purpose:	Contract Amendment #2 to compensate the Construction Administrator for additional FF&E services.	

Mr. Dillon reported that the project involves the relocation and consolidation of Gateway Community College (GCC) from two existing campuses to a 3.21-acre site on Church Street where a new 358,500± GSF school. The college will be designed to realize LEED Gold certification. The projected construction schedule is 33 months. The statutory funding amount is \$98,104,000, authorized by the State Bond Commission on October 30, 2009. The current construction and total project budgets are \$147,063,293 and \$197,904,000 respectively.

Gilbane Building Company (“GBC”) was selected for design phase CA services March 31, 2005. In December 2005, the Board approved a Construction Administration Contract, Design Phase (CA_d) with GBC for \$667,374 based on a construction budget of \$94,851,050 and term of 20± months (PRB #05-326). Following three Commission Letters and one Amendment, the Construction Administrator’s (CA_d) total fee increased to \$1,095,384 (see PRB #09-070). In March 2010 the Board approved GBC’s Construction Administration, Construction Phase Contract, in the amount of \$3,582,983. The contract duration is 900 days plus closeout of 90 days for a total of 990 calendar days. If the duration of the construction manager’s construction phase exceeds 900 days by 5%, or an additional 45 days, the CA_c’s contract fee absorbs this overrun (see PRB #10-055). The Board most recently approved Contract Amendment #1 (PRB #12-041) in the amount of \$267,225. After approval of this contract amendment the overall CA Contract amount was \$3,850,208.

Based on the current budget and revised construction program, GBC has submitted a proposal for Contract Amendment #2 to DCS. The proposal includes additional compensation to GBC related to continued “FF&E support, AV, Security and CMR resolution” as well as additional scope items all of which are directly tied to the project FF&E program.

Mr. Dillon recommended that the Board suspend this item in order to request additional details and information regarding personnel utilization for this additional work.

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OTHER BUSINESS

2013 – 2018 State Facilities Plan. Mr. Valengavich moved and Mr. Norman seconded a motion to approve the SPRB response letter to the Office of Policy and Management regarding the State Facility Plan as required under Section 4b-23(c) of the CGS.

The Board took the following votes in Open Session:

PRB FILE #13-040 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-040. The motion passed unanimously.

PRB FILE #13-041 - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #13-041, pending receipt of additional information regarding the project. The motion passed unanimously.

PRB FILE #13-044 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-044, pending receipt of additional information regarding the agreement. The motion passed unanimously.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary